

*City of Burien*

BURIEN PLANNING COMMISSION

October 14, 2015

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

*To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:*

- Watch the video-stream available on the City website, [www.burienwa.gov](http://www.burienwa.gov)
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

**CALL TO ORDER**

Chair Curtis Olsen called the October 14, 2015, meeting of the Burien Planning Commission to order at 7:02 p.m.

**ROLL CALL**

Present: Jim Clingan, Butch Henderson, Joel Millar, Curtis Olsen and Amy Rosenfield

Absent: Brooks Stanfield and Douglas Weber

Administrative staff present: David Johanson, senior planner; Chip Davis, Community Development Department director

**AGENDA CONFIRMATION**

**Direction/Action**

**Motion** was made by Vice Chair Rosenfield, seconded by Commissioner Henderson, to approve the agenda for the October 14, 2015, meeting. Motion passed 5-0.

**APPROVAL OF MINUTES**

**Direction/Action**

**Motion** was made by Vice Chair Rosenfield, seconded by Commissioner Henderson, and passed 5-0 to approve the minutes of the September 23, 2015, meeting.

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

**A. MS Properties Rezone Request**

Chair Olsen opened the hearing at 7:05 p.m. David Johanson, senior planner, briefly described the request under consideration, which is a change in Comprehensive Plan designation from Office to High Density Multi-family Neighborhood and a change in the Zoning Designation from Office to Residential Multi-family-48. He said staff recommends approval of this request because it meets all of the review criteria.

**Doug Brotzman, 627 SW 145<sup>th</sup> St.,** said he walks his dog in the neighborhood every day and sees litter, including hypodermic needles, that appears to originate from the apartment buildings. He's concerned about the traffic on 8<sup>th</sup> Ave SW; also, people speed through the loop that he lives on or are

parked on the loop late at night partying. He said there is no police presence to control the activity. Mr. Brotzman said there already is an issue in the neighborhood with the existing apartments and wonders why traffic to and from the apartments isn't directed to Ambaum Boulevard SW, which has the capacity to handle it, rather than neighborhood streets. He said the safety, peace and tranquility of the entire neighborhood will be compromised by the impacts of more apartment dwellers in the neighborhood.

**Nancy Rayl, 622 SW 144<sup>th</sup> Pl.,** said she has lived in the neighborhood for 18 years and it's a great little neighborhood, except for the impacts of the apartments. In addition to the problems cited by Mr. Brotzman, she said, there is a lack of parking at the existing apartments and the apartment residents park on the neighborhood streets, blocking driveways and walking in the middle of the streets with no regard for the homeowners in the neighborhood. She said the neighborhood is concerned about getting more apartment dwellers as opposed to single-family home owners.

**Melina Lin,** owner of three of the parcels under consideration, said she heard and understands the concerns of the neighbors. She said she is asking for the rezone from office to multifamily because there are apartments there already. She said she would like to build something on the vacant parcels, rather than leave them empty and ugly. Ms. Lin said new multifamily housing would help the City meet its Growth Management Act target; the city is growing and there is a huge demand for housing. She said there is a manager living onsite at the Alpha apartments and if the neighbors experience any problems caused by the tenants they should contact the management for resolution.

Commissioner Henderson asked when the existing apartment building was constructed and what the difference in rents will be between the two complexes. Ms. Lin said the existing complex was built in the late 1960s; she said she doesn't know the exact rent that will be charged in the new building, but she is sure it will be higher than at the existing Alpha apartments because of the costs of construction and other factors, which will in turn attract tenants with more money and better behavior.

**Denise Thompson, 660 SW 144<sup>th</sup> Pl.,** said she lives next to The Hallmark apartments and had to build a circular driveway in order to pull into the traffic on her street safely.

Commissioner Rosenfield asked Ms. Thompson when she purchased her house; she replied that her parents had purchased the house approximately 10 years ago, and she bought it about a year ago.

**James Thompson,** Ms. Thompson's father, said he lived at 660 SW 144<sup>th</sup> Pl. for about five years. He said commissioners would have to go see the street to appreciate how bad the situation is with the speeders and children walking in the street since there are no sidewalks. He said he believes adding more apartments in the neighborhood will make a bad situation worse. He said the problems in the neighborhood were there when he moved in and need to be addressed before any new apartments are built.

**Nancy Rayl** added that while she is not necessarily opposed to more apartments, the traffic, parking and lack of sidewalks problems need to be addressed. She suggested the vacant lot be turned into a parking lot for the apartment tenants to get their cars off the streets.

Vice Chair Rosenfield inquired about the history of the zoning; Mr. Johanson stated that it appears the parcels were zoned RM-1,800 by King County prior to Burien's incorporation in 1993, which roughly equates to RM-24 under Burien's zoning.

Commissioner Millar asked how many units are in the existing apartments; Mr. Johanson said there are 52 units at The Hallmark apartments, 21 at the Century Manor apartments, and 23 at the Alpha I, the subject parcel.

Commissioner Millar said he drove by the site and witnessed the parking issue. He said it does not appear, to his perspective, that a rezone to multifamily is appropriate for the neighborhood, although some kind of zoning change is appropriate. He said the density is definitely a concern, from what he saw, especially since 8<sup>th</sup> is a dead-end street and there is no potential for cutting in another street.

Mr. Johanson noted that the issue at hand is to determine the appropriate land use designation; later, at development, issues like access, parking, landscaping and on-site recreation are addressed.

There being no further testimony, Chair Olsen closed the hearing at 7:45 p.m.

## **B. Friel Rezone Request**

Chair Olsen opened the hearing at 7:46 p.m.

Mr. Johanson briefly described the request under consideration, which is a change in Comprehensive Plan designation from Moderate Density Residential Neighborhood to Moderate Density Multi-family Neighborhood and a change in the Zoning Designation from RS-7,200 to Residential Multi-family-18. He said staff cannot recommend approval of this request because it does not meet the review criteria for the requested land use designation change or the zoning designation change.

**Leslie Nichols, 11022 26<sup>th</sup> Ave S.**, said she has lived in the neighborhood since 2008. She said the neighborhood is not within an easy walking distance of any grocery store or laundromat. She said most of the neighborhood is single-family homes. She added that she is concerned with the environmental impact on the land of increased density and noted that a stream runs along one property line. Ms. Nichols said she has concerns about additional traffic on 26<sup>th</sup> Avenue South, explaining that her section of 26<sup>th</sup> Avenue South used to end in a cul-de-sac, but when the apartments across from the subject property were built the street was opened up. It is a dead end a few blocks north, but has become a through street for a great deal of traffic that tends to speed because of the downhill slope from south to north. She said she has been working with the City over the past few years to address the speeding problem. Again referring to the topography of the area, Ms. Nichols said the current apartment complex is built on a steep slope and sometimes drivers leaving the complex have lost control of their vehicles, flying across 26<sup>th</sup> Avenue South and crashing on the subject property. She said there are no sidewalks on 26<sup>th</sup> other than what is in front of the apartment complex, but children walk along the street to school or to bus stops so she is concerned about additional cars on the street.

Responding to a question from Commissioner Henderson, Commissioner Clingan recalled, as a member of the commission at that time, that the Planning Commission deliberated very carefully about the zoning changes in the annexation area. He said when it came to the subject property he remembers that all the properties to the north and south of it already were developed with single-family houses, as was the subject property, and so the commissioners chose to recommend matching the zoning of the subject property with those on the same side of the street to the north and the south. The commissioners did not know that the parcel was in the process of being sold at the time they were deliberating about the zoning, he added.

There being no further testimony, Chair Olsen closed the hearing at 8:06 p.m.

## **C. 2015 Comprehensive Plan Text Amendments**

Chair Olsen opened the hearing at 8:06.

Mr. Johanson briefly described the items under consideration, which include a number of Comprehensive Plan maps and figures to be updated and a few text amendments.

There being no testimony, Chair Olsen closed the hearing at 8:15 p.m.

## **OLD BUSINESS**

### **A. Discussion of 2015 Comprehensive Plan Amendments, including Rezone Requests**

Mr. Johanson noted that the commissioners have been provided with all the written comments staff had received on the proposed rezones and amendments.

Chair Olsen asked if the commissioners can see the traffic and crime reports for the areas in question. Mr. Johanson said it's something he can look into while also suggesting that the commissioners would do best to focus on whether the requests meet the criteria.

## **NEW BUSINESS**

### **A. Introduction to 2015 Zoning Code Amendments, Keeping of Animals and text corrections**

Chip Davis, Community Development Department director, explained that staff intended to bring the package of Zoning Code amendments before the commission as a public hearing at its next meeting, but it has been rescheduled.

He pointed out that the commission's regularly scheduled meetings in November fall on Veterans Day and the day before Thanksgiving this year, so those meetings will be canceled and replaced by meetings on November 4 and 18. Those meetings are necessary to complete the commission's work and get the amendment packages to the City Council for action before the end of the year.

Mr. Davis said Brandi Eyerly, planner, will present the introduction to the 2015 Zoning Code amendments at the commission's Oct. 28 meeting, followed by the public hearing on Nov. 4.

## **PLANNING COMMISSION COMMUNICATIONS**

None.

## **DIRECTOR'S REPORT**

Mr. Davis reported that the City Council passed a resolution on the Shoreline Master Program limited amendments, which have since been submitted to the Department of Ecology (DOE). The DOE will review the amendments and determine what type of public process is warranted. Once the DOE has indicated that it is accepting the limited amendments, the City Council will pass an ordinance adopting the amendments.

Mr. Davis also drew the commissioners' attention to two letters received by staff relating to the keeping of goats, both advocating that because goats are herd animals the Zoning Code should allow two goats on a property instead of limiting it to one.

## **ADJOURNMENT**

### **Direction/Action**

Vice chair Rosenfield moved for adjournment; Commissioner Henderson seconded. Motion carried unanimously. The meeting adjourned at 8:25 p.m.

**APPROVED:** October 28, 2015

/s/ Curtis Olsen, chair  
Planning Commission